

Local Market Update for June 2026

A Research Tool Provided by the Colorado Association of REALTORS®



DENVER METRO
ASSOCIATION OF REALTORS®

Douglas County

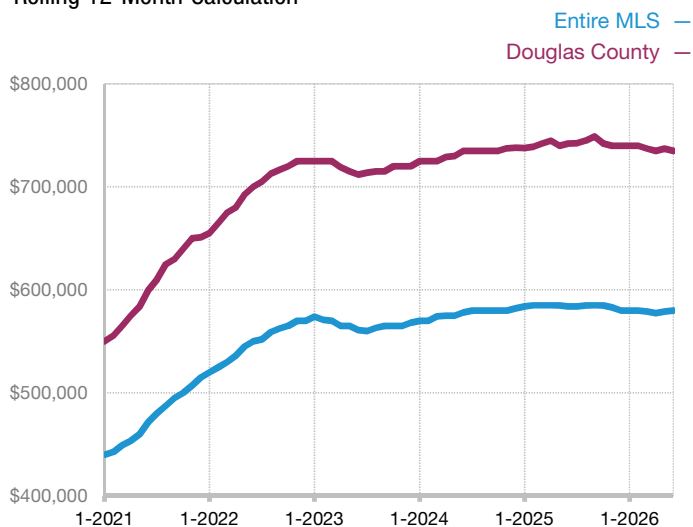
Single Family	June			Year to Date		
Key Metrics	2025	2026	Percent Change from Previous Year	Thru 06-2025	Thru 06-2026	Percent Change from Previous Year
Inventory of Active Listings	2,033	1,586	- 22.0%	--	--	--
Under Contract	516	573	+ 11.0%	3,183	3,111	- 2.3%
New Listings	808	744	- 7.9%	4,757	4,445	- 6.6%
Sold Listings	602	594	- 1.3%	2,975	2,778	- 6.6%
Days on Market Until Sale	35	47	+ 34.3%	48	51	+ 6.3%
Median Sales Price*	\$759,450	\$740,000	- 2.6%	\$750,000	\$735,000	- 2.0%
Average Sales Price*	\$908,682	\$920,047	+ 1.3%	\$887,107	\$879,411	- 0.9%
Percent of List Price Received*	98.8%	98.9%	+ 0.1%	99.0%	99.0%	0.0%

* Does not account for seller concessions and/or down payment assistance. | Activity for one month can sometimes look extreme due to small sample size.

Townhouse/Condo	June			Year to Date		
Key Metrics	2025	2026	Percent Change from Previous Year	Thru 06-2025	Thru 06-2026	Percent Change from Previous Year
Inventory of Active Listings	336	328	- 2.4%	--	--	--
Under Contract	60	72	+ 20.0%	432	455	+ 5.3%
New Listings	95	119	+ 25.3%	687	758	+ 10.3%
Sold Listings	75	77	+ 2.7%	407	417	+ 2.5%
Days on Market Until Sale	46	57	+ 23.9%	50	54	+ 8.0%
Median Sales Price*	\$465,000	\$423,000	- 9.0%	\$466,000	\$455,000	- 2.4%
Average Sales Price*	\$484,479	\$454,846	- 6.1%	\$485,473	\$477,787	- 1.6%
Percent of List Price Received*	98.7%	98.7%	0.0%	98.7%	98.6%	- 0.1%

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Median Sales Price – Single Family
Rolling 12-Month Calculation



Median Sales Price – Townhouse-Condo
Rolling 12-Month Calculation

